

ROCKY HILL PLANNING BOARD
Minutes of the August 10, 2004 Meeting

Present: Baralt (7:40), Bristol, Hasser, Muser, Nolan, Roshetar, Whitlock, Yuchmow

Absent: Cann, Harris, Hayden

Also present: G. Muller, and K. Philip

Statement Of Adequate Notice

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

Chairperson's Comments: S. Bristol stated that we are in the midst of the County's Cross Acceptance process. Two meetings have been held which were very informative. A deadline date of September 1st has been determined by the County for this phase. She and C. Cann met with the Borough's engineer and planner to correct the data maps (the location of historic districts or stream corridors for the municipalities were not identified on the maps.) If these areas are not to be included, S. Bristol stated it was determined that the environmental sensitive areas (PA5) should be considered. A letter to the County is being drafted specifying our concerns about this omission.

S. Bristol then advised that The College of New Jersey has a Municipal Land Use Center which can assist in future planning matters. She then provided an update on County Planning Grants advising that grant monies are being used for the preparation of the historic preservation brochure. Members were advised to provide suggestions to P. Hayden since the final brochure will be prepared by the end of August. Grant monies are also being used to determine the design guidelines for the ordinances so that they reflect the current zoning. This project will begin after the historic brochure is finalized. S. Bristol then identified recent subcommittee approvals for a window replacement for a home on Crescent Avenue, and a new front porch for the Castenada's. She also advised that St. Elizabeth's Church has made an application to do minor renovations to the building but the work began before staff review was completed.

Open Public Comment Period: The meeting was opened to the public. Being that there were no comments, a motion was made by R. Whitlock and seconded by J. Muser to close the public comment period. The vote was 8-0 in favor. Motion carried.

Approval of Minutes:

July 13, 2004 – Postponed to next meeting

PRESERVATION PLAN REVIEW

Historic Preservation Plan (continued from 7/13/04)

Deborah Land, 49 Crescent Avenue

Deborah Land, 49 Crescent Avenue, addressed the board. Ms. Land stated that the use variance was approved at the last meeting. Since that time she met with the Historic Preservation subcommittee and received their feedback. Ms. Land presented Exhibit A-1 (dated 8/10/04) which are a series of photographs of her property and the homes in the immediate area. She stated that the design has been changed to be more balanced, the window treatment proposed will be similar to the existing windows and the design will be in harmony with the surrounding homes. She advised that the addition is now proposed to be set back 12 feet from the common wall, this change

provides a setback of 12.5 feet to the property line. Ms. Land also stated that a three-foot wide overhang is proposed over the doorway. S. Bristol stated that the setbacks noted on the basement drawing must also be noted on the site plan. She also recommended brackets, if needed, for the proposed overhang over the doorway for additional support.

The meeting was then opened to the public. Georges David Lafontant, 51 Crescent Avenue, stated that the amended sketches allayed many of his previous concerns. A copy of his letter dated 8/9/04 (Exhibit N-1) was provided to the Board attorney. He stated that he has a few residual concerns. The first pertains to the value of their property if the addition is approved, and the second pertains to ground water drainage because of the basement excavation. Mr. Lafontant stated if the plan is approved, an historically symmetrical building is being altered resulting in an asymmetrical design. He asked if the Board would require he and his wife to propose a design for their portion of the building to be symmetrical or can another design be proposed. He is also concerned about the construction site noting that if construction begins in the fall, this may result in the temporary loss in the use of their rear yard.

Jennifer Joyce, 51 Crescent Avenue, stated that she is very pleased with the new design since it alleviates their main concerns. She also asked if they propose an addition in the future, must it mirror the proposal under consideration at this time. S. Bristol stated that the historic preservation ordinance criteria must be followed with any proposed design. C. Baralt stated that there is no requirement that the addition mirror anything but the design must adhere to the historic preservation principles and should respect the design context of Ms. Land's half of the building.

L. Raffaelli, Zoning Officer, stated that he agrees with the recommendation for supports (wall mounted wood brackets) instead of cantilevers for the gabled roof over the front porch. Regarding the drainage, the existing conditions may be aggravated and runoff must be reviewed. Regarding the structural adequacy of the proposed addition, he believes that everything can be worked out during review of the construction drawings.

Motion was made by R. Whitlock and B. Nolan seconded the motion to close the public portion of the meeting. The vote was 8-0 in favor. MOTION CARRIED.

Motion was made by R. Whitlock and J. Hasser seconded the motion to approve the preservation plan. The vote was 8-0 in favor. MOTION CARRIED.

For: Baralt, Bristol, Hasser, Muser, Nolan, Roshetar, Whitlock, Yuchmow
Against: None
Abstain: None

DISCUSSION - COUNTY PARK

Mayor Nolan provided an update on the County Park. The plan was presented to the Board and Mayor Nolan advised that minor adjustments are being made including a light at the entrance off Route 206 which must be coordinated with the NJDOT. He advised that the landscaping is being done by Van Cleef Engineering. He stated that the plan will be finalized this week and bids for this work will go out on Friday. The anticipated cost for phase I is \$1.3 million. The cost for Phase II is unknown at this time. Construction of the park should begin by the end of the year.

S. Bristol stated that she was not satisfied with the landscaping and path system in the area between the baseball and multi-purpose fields since it would affect the viewscape. She suggested plantings near the amenities (rest rooms/play area), a landscape buffer to the parking lot, and further design work was recommended.

Motion was made and seconded to adjourn the meeting at 9:15 p.m. All members present were in favor. Motion carried.

The next meeting is scheduled for Tuesday, September 13, 2004.

Respectfully submitted,

Kerry A. Philip
Recording Secretary